

The regular meeting of the Farr West Planning Commission was held on Thursday, January 15, 2015 at 7:00 p.m. at the City Hall. Commission members present were John Stewart, Bonnie Beal, Ken Phippen, Ted Black, Joe Markland, Milt Austin and Bruce Allen. Phil Owen was excused. City Council members present were Ava Painter and Mayor Dickemore. Staff present was Lindsay Afuvai. Visitors present: see attached list.

Chairman John Stewart called the meeting to order. John Stewart led in the pledge of allegiance. Milt Austin offered a prayer.

First Public Hearing as Advertised – Discuss and/or act upon the intent of the legislative body to consider the request of a conditional use permit for Brent Davis for a meat slaughtering and cutting business located at approximately 3746 North Higley Road

John Stewart stated this property is located towards the north end of Higley Road between a construction company and asphalt company. John Stewart stated the only concern he has heard is the possibility of a bad smell. Mr. Davis commented everything will be hauled away daily. John Chugg commented he felt a business like this would be an asset to the community, especially coming from a farmer.

Second Public Hearing as Advertised – Discuss and/or act upon the intent of the legislative body to consider the request of a re-zone of the Hales Property LLC No. 2, Parcel Number 19-039-0023, located at approximately 2400 West 2400 North, from the A-1 zone to the R-1-15 zone

John Stewart stated this property is east of Miya Meadows. Bruce Allen stated he lives in the community to the south, and feels that any additional development should be delayed until an additional access can be put in that area because of the added impact it will have the existing neighborhoods. Bob Taylor lives adjacent to the southwest corner of the property and states he has some real concerns with water problems on the property. Mr. Taylor then stated there are manholes and a piping system under the canal and commented he has a concern that this system does not work. Jim Flint commented there is a grading plan that will build up the property on the south about three feet to match the elevation of the current stub road. Mr. Flint commented he felt the key to the water drainage will be a restriction on the basement depth. There was then an extensive discussion on the drainage plans of the development. John Stewart commented the public hearing is to discuss the re-zone of the property, but will address the water concerns when preliminary approval is considered.

#1 – Motion – Close Public Hearings and Proceed with Regular Meeting

TED BLACK MOTIONED TO CLOSE THE PUBLIC HEARINGS AND PROCEED WITH THE REGULAR MEETING. JOE MARKLAND SECONDED THE MOTION, ALL VOTING AYE.

#2 - Public Comments

Mike Beal commented a storm drain has been covered on the property south of the canal next to Bona Vista.

#3 – Follow-up and Approval of Minutes dated December 11, 2014

KEN PHIPPEN MOTIONED TO APPROVE THE MINUTES DATED DECEMBER 11, 2014. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.

#4 – Report from City Council

John Stewart reported the City Council approved the interlocal service agreement with the Weber County Sheriff's office. John then commented the business license renewals were approved with the exception of WISCO, Farr West Motors and Utah Furniture Direct. John then reported the city council discussed the possibility of having a youth city council, approved a 4-way stop and crosswalks in the Miya Meadows subdivision and approved changes to the personnel policy.

#5 – Motion – Recommend approval of a conditional use permit for Brent Davis for a meat slaughtering and cutting business located at approximately 3746 North Higley Road – Brent Davis

Ted Black stated he is in favor of the business in the city but is concerned with the proposed location. Ted commented the area will grow around him and a slaughter house might scare people away. Mr. Davis commented it will not be advertised as a slaughter house, but as a custom meat cutting business.

KEN PHIPPEN MOTIONED TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR BRENT DAVIS FOR A MEAT SLAUGHTERING AND CUTTING BUSINESS LOCATED AT APPROXIMATELY 3746 NORTH HIGLEY ROAD WITH THE CONDITIONS THAT THE APPLICANT BECOME THE OWNER OF THE PROPERTY AND THAT ALL LAWS AND REQUIREMENTS ARE MET. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.

#6 – Motion – Recommend approval of a re-zone of the Hales Property LLC, parcel number 19-039-0023, located at approximately 2400 West 2400 North, from the A-1 zone to the R-1-15 zone

TED BLACK MOTIONED TO RECOMMEND APPROVAL OF A RE-ZONE OF THE HALES PROPERTY LLC, PARCEL NUMBER 19-039-0023, LOCATED AT APPROXIMATELY 2400 WEST 2400 NORTH, FROM THE A-1 ZONE TO THE R-1-15 ZONE. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

#7 – Discussion/Action – Preliminary Approval of Hales Estates Overall Subdivision located at approximately 2400 West 2400 North – Jim Flint

John Stewart stated the purpose of preliminary approval is to verify that the roads and lots all meet city requirements. John then commented that preliminary approval does not give the developer the right to develop as that will come after final approval is given. John asked the commission how they felt about the preliminary design and the concerns with the water. Ted Black commented he still has concerns with the phasing in the development and that he felt the all drainage and traffic issues need to be addressed before approval of any kind is given. Jim Flint stated he felt this is an extremely

comprehensive plan for the subdivision and that all issues are being addressed. Mr. Flint then commented that he feels the property owners have the right to development the property at the rate that they would like to develop and that having the funds to properly develop the property is not a concern. Mr. Flint then stated that he does not believe the property has ever been studied as in depth as they have studied it for the water concerns and drainage and that they are doing the absolute best they can. Jim then commented on the traffic concerns stating that there are two main roads out of the development which are sufficient for the development. John Stewart commented that he felt normally the drainage and detention ponds are addressed at final approval but with the concerns voiced today, he would like to go over the system in depth with our engineer to verify it is a sufficient plan before preliminary approval is given. Ken Phippen stated he would also prefer to see more information before they grant any approval.

KEN PHIPPEN MOTIONED TO TABLE PRELIMINARY APPROVAL OF HALES ESTATES OVERALL SUBDIVISION LOCATED AT APPROXIMATELY 2400 WEST 2400 NORTH. JOE MARKLAND SECONDED THE MOTION, ALL VOTING AYE.

#8 – Motion – Set a Public Hearing for February 12, 2015 to consider the request for a conditional use permit for a kennel license for 2487 North 2575 West – Tiffany Corson

Tiffany Corson was present requesting a conditional use permit for a kennel license. Ms. Corson stated she would like to have a six kennel license, commenting they would like to have a total of six dogs used for breeding and showing labs.

KEN PHIPPEN MOTIONED TO SET A PUBLIC HEARING FOR FEBRUARY 12, 2015 TO CONSIDER THE REQUEST FOR A CONDITIONAL USE PERMIT FOR A KENNEL LICENSE FOR 2487 NORTH 2575 WEST. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.

#9 – Motion – Set a Public Hearing for February 12, 2015 to consider the request for a re-zone of the William Fox property located at 1957 North 2000 West, from the R-1-15 zone to the C-2 commercial zone – Bill Fox

Bill Fox was present requesting a re-zone of his property to the C-2 zone. Bill commented they have sold their current shop and are now wanting to put a new building at this property.

TED BLACK MOTIONED TO SET A PUBLIC HEARING FOR FEBRUARY 12, 2015 TO CONSIDER THE REQUEST FOR A RE-ZONE OF THE WILLIAM FOX PROPERTY LOCATED AT 1957 NORTH 2000 WEST, FROM THE R-1-15 ZONE TO THE C-2 COMMERCIAL ZONE. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

#10 – Motion – Set a Public Hearing for February 12, 2015 to consider the request of a conditional use permit for a construction office for B & K Fox Contractors located at 1957 North 2000 West – Bill Fox

TED BLACK MOTIONED TO SET A PUBLIC HEARING FOR FEBRUARY 12, 2015 TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR A CONSTRUCTION OFFICE FOR B & K FOX CONTRACTORS LOCATED AT 1957 NORTH 2000 WEST. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.

#11 - Discussion/Action – Request to vacate easement in McCrady Subdivision #2 – Andy McCrady

John Stewart stated after the last request to vacate two different easements he decided to look closer into the requirements for doing so. John commented he went to the county and had Ryan look up the legal requirements and stated that a petition to the city is required and a public hearing must be held. John commented that Ryan is working on getting an application together for this process that would address all of the steps but felt they should go ahead and set a public hearing for Andy McCrady's easement.

TED BLACK MOTIONED TO SET A PUBLIC HEARING FOR FEBRUARY 12, 2015 TO CONSIDER THE REQUEST TO VACATE THE EASEMENT IN THE MCCRADY SUBDIVISION #2. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.

#12 – Motion – Final Approval of Edgewood Estates Phase 3 located at approximately 2225 North 2450 West – Valeo Management

Cecil Satterthwaite was present seeking final approval of Edgewood Estates Phase 3. John Stewart stated the engineer's letter gave approval of the development. Mr. Satterthwaite commented the cul de sac width has been increased to the larger city requirements. Cecil then stated he would like the Planning Commission to consider granting a variance to those homes in the cul de sac on the front setbacks to 25 feet because of the lost property with the road. Cecil then commented it is just something he would like the city to consider and if they decide to go that route they will follow the proper procedures.

KEN PHIPPEN MOTIONED TO RECOMMEND TO CITY COUNCIL FINAL APPROVAL OF THE EDGEWOOD ESTATES PHASE 3 LOCATED AT APPROXIMATELY 2225 NORTH 2450 WEST. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.

#13 – Motion – Preliminary Approval of John Chugg Subdivision located at approximately 1431 Harrisville Road – Jim Flint

John Chugg was present seeking preliminary approval of the John Chugg Subdivision. John Stewart asked if the walking path is contained within the 20-foot easement. John Chugg commented it is currently half in the Dabb property and the Chugg LC property. Mr. Chugg commented they will trade some property to ensure that the easement will be on their property and will use that walking path as the property line. John Stewart stated the property owners have been really good to work with the city on securing that easement. Ken Phippen asked about Parcel A, asking if it will be associated with the

subdivision. Mr. Chugg stated it will not be in the subdivision but that there will be an easement getting to the property if it ever needs to be accessed.

TED BLACK MOTIONED TO RECOMMEND PRELIMINARY APPROVAL OF THE JOHN CHUGG SUBDIVISION. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.

#14 – Motion – Set a Public Hearing for February 12, 2015 for the General Plan

KEN PHIPPEN MOTIONED TO SET A PUBLIC HEARING FOR FEBRUARY 12, 2015 FOR THE GENERAL PLAN. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.

#15 – Discussion/Action – Farr West Motors Site Plan

Joe O’Keefe was present on behalf of Farr West Motors. John Stewart asked Doug Say if site plan approval was ever given on this site. Doug Say commented that it was 25 years ago and remembers getting city council approval but does not recall if it was actually called site plan approval. Mr. Say commented he is leasing a part of the 2 acre parcel for the business. John commented he has concerns that there are too many cars. Mr. O’Keefe stated there was a partnership severed on Tuesday and over half of the inventory has been removed. John Stewart asked if the inventory could be kept on the asphalt, Mr. O’Keefe stating they could for now. Mr. O’Keefe commented he would like to have the option to expand the acceptable parking area and would like to know what would be an acceptable hard surface. John Stewart stated they would have to maintain ten percent landscaping on the site and the rest could be put as a hard surface. Doug Say asked what would be defined as a hard surface. John Stewart stated asphalt or gravel. Mr. O’Keefe then stated the new building is being used as a sales office. Ted Black asked if it had been inspected by the building inspector and commented he did not think it would be approved as a sales office. Mr. O’Keefe commented he would contact the inspector. Mr. O’Keefe then stated he would like the site plan approved with the understanding that no vehicles will be parked until the proposed area is a hard surfaced and that if the shed is deemed illegal, it will be removed or not used for public use.

JOE MARKLAND MOTIONED TO TABLE SITE PLAN APPROVAL UNTIL A MORE THOROUGH SITE PLAN CAN BE REVIEWED AND ALL CHECKLISTS ITEMS ARE ADDRESSED. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

TED BLACK MOTIONED TO RECOMMEND THE CITY COUNCIL EXTEND FARR WEST MOTORS BUSINESS LICENSE UNTIL FEBRUARY 12, 2015 WHEN THE SITE PLAN IS ADDRESSED. JOE MARKLAND SECONDED THE MOTION, ALL VOTING AYE.

#16 – Discussion/Action – Appointment or Reappointment of Planning Commission Members

Ken Phippen commented the stated the three members up for reappointment are John Stewart, Phil Owen and Milt Austin. John Stewart stated Phil asked to be excused from this meeting but that he

discussed his reappointment and he would like to be reappointed. Milt and John then both commented they would also like to be reappointed.

TED BLACK MOTIONED TO RECOMMEND REAPPOINTING JOHN STEWART, PHIL OWEN AND MILT AUSTIN TO THE PLANNING COMMISSION FOR ANOTHER TERM. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.

#17 – Report on Assignments

Ted Black stated he is still working on a Senior Housing Ordinance.

Bonnie Beal commented she is working on the general plan.

Ken Phippen stated he has been working on updating some of the applications with the changes recently made to the fee schedule.

John Stewart stated the city turned in the RAMP applications this week. John then stated those that could make it met on the road master plan and will bring it to the work session. John commented there is a meeting at Pleasant View on the date of the work session this month and asked if it would be ok to hold the work session at 6:00 p.m. Ted Black commented he felt the Planning Commission should be in attendance at the Pleasant View meeting. John stated he would double check on the Pleasant View meeting and if it is not going to be scheduled, the work session will be held at its regular time.

#18 – Adjournment

AT 9:24 P.M., JOE MARKLAND MOTIONED TO ADJOURN THE MEETING. TED BLACK SECONDED THE MOTION, ALL VOTING AYE.

Lindsay Afuvai, Recorder

John Stewart, Chairman

Date Approved: _____